



JOHN

GENERAL REPORT

On the Tract of Land purchased from Government, by the New Brunswick Land Company; with some Remarks on the Province at large, and a Detail of the Improvements that have been made on this Portion in particular.

GENTLEMEN,

IN making a report on the Company's Tract, some preliminary observations on the province at large are required; and though Mr. M'Gregor's description renders a detailed account the less needful, still, since changes actually and prospectively great have since taken place, and are still in progress, it requires some notice of those which are in immediate operation thoroughly to understand the subject. We in England have been, and are still too apt to regard our Trans-Atlantic possessions in the light merely of a few thousand acres of interminable forest, requiring the fostering care of a maternal government to give any value to them whatever, wilfully or unintentionally shutting our eyes to the important fact, that every one of these despised, and to us unknown, acres of forest, supports a quantity of timber, very valuable now, and of daily increasing worth; and though a prejudice has been industriously fostered by interested persons against American timber—it is but a prejudice—it has little or no foundation, and the objections made against it would equally apply against any other similarly used; indeed, it is a fact, that vast quantities of New Brunswick spruce are annually sold as Memel timber. We should also bear in mind, that the very clearing away of this timber opens to us, as a manufacturing nation, at one and the same time, a refuge for our redundant population, and a market for our surplus manufactures. It has been stated, that every emigrant who settles in the British provinces, requires and consumes within the second year £2 worth of British manufactures. This in New Brunswick is, I should

say, very considerably below the mark—I think £10 much nearer—and the consumption of course increases with the means of the parties. So much has been already published on the trade and statistics of what are generally designated the “Canadas;” and so ably has this exposé been recently made, especially by Mr. Elias, that it would be a waste of time for me to allude to it further than to mention the very important fact, that by a singular revolution in statistics, a market, and that to an almost unlimited extent, is now opening for timber, in its whole and manufactured state, in the very country that once exported it—The United States. That, consequently, Companies with large capital are now forming there for the purchase of timbered lands, and though aliens are not allowed to purchase property from the crown, the same object is effected through the intervention of British subjects, who are partners in the speculation. It is this that has guided the American government in all their diplomatic arrangements about the boundary line; it is this cause that has made them so urgent to have it defined, and to obtain as much as possible of the land in dispute. They well know that the portion of country in question is a mine of wealth, that activity and perseverance are alone required to make its resources available, and that it is intersected by rivers as if purposely placed to bring those productions to the ports where their value in money will readily be obtained. The merchants at the sea-ports have found that the English market required a certain quantity of white pine timber, deals, and lath wood; and these, with a few tons of birch, put in as a bottom layer, to give stability to the vessel, have been the chief export, principally because the timber vessels could carry them with the most profit to the shipper; but it by no means follows that these are the only valuable productions of the country. As an instance, I may mention the hemlock, a species of pine, possessing the very valuable properties of being almost imperishable under water or under ground, of making a strong and lasting material for house building, (most of the houses in the new towns of the New England States are built of it) and plank for barns and granaries which rats will not penetrate. But although timber hitherto has formed almost exclusively the trade of the incipient settler, being the most easily attainable, it is by no means the only way in which skill and capital may be employed to advantage. I shall now proceed to make a rapid survey of the province of New Brunswick at large,

and then to describe the Company's tract, with the improvements that have been made by them, pending the negotiation for it with the government, on the faith of the conveyance being made, and subsequently point out to the Court what in my opinion will most conduce to the improvement of the property, and consequently to the profit, to those who have embarked in the undertaking. New Brunswick lies between the latitude of 45° and 48° north, and the longitude of 64° and 68° west; and thus, but for the existence of peculiar causes, its climate ought to assimilate to that of the south of France, and of Venice. Though some of these causes are fixed by the laws of nature, and must ever tend to confirm the difference that exists, others are undergoing constant change by the hand of man, and consequently, as might be expected, there is an evident improvement in the climate during the recollection of the early settlers, some of whom yet remain to impress on the minds of their descendants, by their example and well-authenticated anecdotes, the beneficial effects of perseverance and industry, in overcoming the difficulties with which all persons, suddenly called upon to change their habits and early associations, have to contend with in a new country.

The summers of New Brunswick are much hotter, and the winters much colder than its geographical situation would warrant and these remarks more particularly apply to the interior than to the sea-coast, where again the difference of actual from theoretical climate is very striking. The peculiar clearness of the air in the interior may account for the former, and the latter may be attributed to the close proximity of the Rocky Mountains, not unaptly termed the back-bone of the American Continent, the Alleghanies, which are a spur from them, together with the prevalence of north-west winds. On the southern sea-coast, fronting on the Bay of Fundy, we have the extraordinary phenomenon of the Gulf Stream, at a temperature of 80° , (perhaps more) sweeping past the coast of America, which coming suddenly into contact with the vast bodies of cold, and scarcely thawed waters brought from the interior, by the almost numberless rivers that there disembogues themselves, produce fog so dense on the sea-coast, and frequently for several miles in land, that if the question were asked from one of the ship-masters trading to St. John, and of whom not one in fifty has ever left the port, What is the climate of New Brunswick? he would represent it as the most disagreeable possible, and but for the evidence afforded by the market, he

would assert that the country was by no means fitted for agriculture ; let him, however, put himself on board a steamer, and take a passing glance at the beauties of the River St. John, and one trip to Fredericton will suffice to change the opinion he has erroneously formed. The rarefaction caused by the high temperature of the Gulf Stream, no doubt tends to produce that prevalence of north-west winds above alluded to ; it almost always happens during the summer that the winds blow strong for a few hours about mid-day, and subside to a perfect calm at night. The winter, to judge by the indication of the thermometer, is very severe, the temperature being sometimes 20° or 30° below Zero, but the divisions of the Fahrenheit scale are no criteria of the sensation of cold, it is the absence or presence of wind that renders the day pleasant or otherwise, and this is clearly exemplified by emerging suddenly on a cold windy day from a road sheltered by woods, to an open plain or river—where the cold seems to penetrate every pore, and a good wrapping of furs is absolutely requisite to prevent frost-bite. The rivers freeze from the 10th to the 15th of November, and thaw about the 10th of April ; during the winter months, roads are kept beaten on them by the constant traffic that passes, and they are by no means bad substitutes for rail-roads, as the friction is so trifling, that loads of enormous weight can be transported with ease and expedition—the horses or oxen being “rough” shod for the purpose. If the winter has its disadvantages to the agriculturist, by obliging him to provide a large quantity of fodder for his cattle during that portion of the year, when the snow prevents pasturage, it amply repays him and the other branches of the community in a variety of ways. The farmer who gives his fallow-fields a fall ploughing, finds in the spring, that the frost has half done his work by mellowing his soil, and a cross-ploughing and harrowing enables him to sow his grain ; his cattle yard affords him an abundant supply of manure, which if he is not too lazy to use, will certainly give him a potatoe crop, in preparation for grain next year, and he is enabled to procure whatever poles he may require for fences, and to cut a supply of fuel from his back land, which he can transport to his own door on the snow, sufficient to last him for a twelvemonth ; thus his wood doubly warms him, first by the exercise of cutting it, and next when either blazing cheerfully on the hearth or giving out its heat from a stove. The lumber-man looks eagerly for the first moment that “snow flies”—he starts with his team for the spot

he has selected as the site of his "winter's work,"—builds his log camp, and the "hovel" or stable for his cattle—conveys to them his camp equipage, his provisions, and his hay in sufficient quantities to last until the spring; he then employs his party to cut down as many pine trees as he can find answerable to his purpose, squares them, and hauls them to the borders of a stream, by which, on the breaking up of the season, they are conveyed for sale to the nearest port; trees are in like manner procured for the supply of the saw-mills, the ensuing summer, and every thing is life, bustle, and activity. This would not be possible without snow, and it is much more frequent to hear the complaint of there being too little than of there being too much. If the winters are cold, they are dry; when the snow is down, the sky clears off, exhibiting an intense blue, the atmosphere is clear, the air bracing and wholesome, and gaiety and festivity prevail; the spring opens, the rivers break up; a week or two suffices to remove the snowy mantle and to array the face of the country in every shade of brilliant green; thousands of the animal creation that had remained in a torpid state, now rush forth in vigour and activity, and by their various congratulatory notes, seem to welcome the returning spring. The human inhabitant is fully occupied, nor must his labours relax, until the seed he has to sow be safely put into the ground; for vegetation is rapid, there is no time for delay, the season is short: early and late the farmer must be in his field, resting in the mid-day, though the strong breeze, then prevailing, generally enables him to withstand the intensity of the solar heat; every one is busy, and thus the seasons go round. There is little of what may be called spring, but the autumn is most delicious, the brilliancy of the sky in the evenings delightful, and no European can appreciate the beauty of the thousand-tinted landscape. In the woods and new clearings, the flies are troublesome, but their reign very fortunately is short.

The formations of the lower parts of the province are principally those of the coal measures, with carboniferous lime-stone and sandstones; seams of coal have been met with in various parts, but hitherto they have only been worked to a limited extent; doubtless they must and will be brought into operation before long, as steam works increase and wood decreases in the United States, and the coal mines of New Brunswick will then be regarded as one of the sources of wealth to be elicited. The northern parts of the province are traversed by a chain of hills in a north-east direction,

terminating in the Baie des Chaleurs; these have scarcely been explored, except by the adventurous lumber-men; they have, however, been found to contain copper, lead, and silver. Iron is abundant in the lower part of the province, especially in and about St. John. Salt springs are numerous; gypsum is found in large quantities in the Tobique; and clay, well adapted for potteries and brick making, is every where abundant. It has been asserted that there is no chalk in America, there is, however, something extremely similar in the bottom of a lake near Mars Hill, which, though soft when dug up, soon becomes hard, effervesces strongly with the acids, and contains numerous shells; it is perfectly white, but changes, on being calcined, to a lead colour; it tinges the water of a brook running from it, which from that circumstance is called Butter-milk Brook. This substance is probably marle, and would be beneficial as manure. There are also some mineral waters, but their medicinal virtues have not hitherto been tried; large boulders of granite are everywhere found in the beds of the rivers, and scattered over the lands; they make excellent mill-stones, and are preferred by the inhabitants to the French burrs.

The soil varies according to the formation; thousands of acres of fine alluvion (*intervale*,) skirt the rivers, and the islands are very fertile; they are principally kept for hay, and being annually submerged at the melting of the snow, require no manure; they are, however, more liable to be struck by the frost than the uplands, which the prudent farmer retains for grain, and there building his barns for the cattle, he conveys his hay from the island on the snow, so as to have the manure deposited on the spot nearest to where it will be required; hence the value of combining *intervale* and upland in the selection of a farm. Light friable loams, sand, and clays are generally fairly mixed. The faces of hills declining to the rivers are commonly stony, used for sheep pastures; but though expensive to clear, the stony soil is generally the strongest. Swamps and wild meadows are frequently found to have been formed by old beaver dams; and there are tracts called Carriboo* Plains, on which the vegetation is confined to moss, the bottom being sand alone. From these tracts being frequented by the carriboo, or reindeer, it is probable that either the moss attracts them, or salt springs exist. The trees are good indicators of the soil, and an experienced eye

* Corruption of Carribœuf, the Reindeer.

will at once tell the nature of the soil by that of the growth—birch, elm, maple, ash, and butternut, showing the land to be good, while the evergreens grow on a poorer description; but this is only a general rule, for as a deciduous growth is invariably succeeded by one of a different description, in the event of its being destroyed by fire, and *vice versa*; it requires some acquaintance with the woods to decide. Of the trees, the pine is most valued, being called, *par excellence*, timber; there are two kinds, the white and the red. There are besides, the oak, elm, ash, two or three kinds of spruce, of which the deals are principally made, black and white birch, the hemlock, larch, bass, butternut, two kinds of maple, the cedar, hornbeam, elder, poplar, willow, sassafras, beech, and a variety of others of less utility. Besides its other uses, the hemlock contains a great quantity of tanning property in its bark, and is used in great quantities for the purpose—a tannery always pays well. The productions of the soil at present are the usual crops raised in England, such as wheat, barley, oats, rye, buck wheat, Indian corn, pumpkins, carrots, parsnips, beet, mangel wozzel, Lapland and other turnips, pease, beans, cabbage, &c. All kinds of garden produce can be raised with facility and in great abundance, of which many kinds cannot be raised in England without forcing. Gardening, however, is but little attended to by the farmers, principally from the difficulty of getting labour. A Horticultural Society has been formed this season, and its efforts have been attended with success. Hemp, flax, hops, and a variety of other productions, may be raised in any quantities. The wild hop, growing on the islands, is amazingly prolific, and appears not to be liable to injury from blight. Vines, if properly taken care of, will produce grapes that in ordinary seasons will ripen in the open air; and if not, the grapes are made into a jelly, very much resembling that of the guava. The ordinary English fruits also ripen, with the exception of wall fruit. The best mode of taking out cuttings, is to stick them into potatoes, in which state, packed in barrels, they may be conveyed perfectly fresh. A good roomy root-house is indispensable in gardening to secure the crops; and by having double windows to admit light and exclude frost, cauliflowers, &c., may be brought to and kept in great perfection the whole winter.

The ruta baga, and other kinds of turnip, seem particularly adapted to the climate, and are slowly but perceptibly coming into use, particularly on recently cleared lands, where I have prac-

tically proved that the white Norfolk, the tankard, and several other kinds, are capable of attaining a large size. On new lands they are not so liable to injury from the fly, which may be accounted for from the effects of the ashes. Science has not hitherto been at all applied to farming, and it certainly has not had a fair trial, owing to want of capital and the high rate of wages. What would be thought of a man in England attempting even to rent a farm without capital? Yet here we see hundreds of persons, who have gone into the woods with nothing besides an axe, a grindstone, a few kettles, and provisions for a few months, in addition to sufficient seed for the first year, the whole conveyed perhaps by the friendly loan of a neighbour's sled, becoming in a few years independent, if not wealthy persons. And these examples should be kept steadily in view by every emigrant, who should recollect that he has this choice before him—either of the two following modes. If he have capital sufficient to purchase a partly cleared farm, let him do so, and stock it with not too large a quantity of cattle, but plenty of sheep, always recollecting that the winter supply of hay for his cattle must not be less than one ton and a half for each horned head, and one ton for every five sheep; he must then contract with some one accustomed to the country to clear a certain quantity of his forest land, and render it to him fit for the seed, which he can get done for about £4 10s. currency to £5 per acre; by which means he will be enabled to attend personally to his stock, to which he must add cows and pigs, as his supply of food increases. His new land should be sown with potatoes, oats, turnips, and, if the soil be dry, barley, which will fit it for wheat the next season; grass seed should be sown with the wheat, and the land then left for hay and pasture, until the stumps are sufficiently decayed to admit of their removal, which will happen in about five years, and most of the small ones will be rotten at the end of three. The next season he will again contract for the clearing of fifteen or twenty acres, proceeding as before. Having a couple of brood mares, or four if possible, they will perform all the farm labour, such as carrying his produce to market, hauling his fencing, &c., and give him a foal a-piece, which will either be useful to himself, or bring him something handsome in payment for their keep. Sheep, pigs, and mares are the most profitable stock to keep; cows run wild in summer, and find abundant food in the woods, always returning home if supplied constantly with salt. Of sheep, it is a singular

fact, that an instance of rot is, I believe, not on record; they thrive well; a cross, between the Ryland and Leicester, seems best adapted for the climate, uniting weight of fleece with delicacy of flavor; white clover is indigenous in the country. Carding machines are yearly increasing; and the demand for wool will always make a flock of sheep a valuable addition to a farm stock. Stall feeding is only beginning to be practised.

The emigrant, with no money, should not be discouraged; he has capital if he has the ability and disposition to industry, he should hire himself for three years to a farmer; where, as he will receive his food in addition to his wages, a fund is constantly accumulating. His first care should be to select a spot for his future operations, and expend his first savings in the purchase of it. His next step is to contract with some one to clear him two or three acres on it, which he will be enabled to do the second year. The third, he will not only be able to increase his contract if he chooses, but he will have gained sufficient experience in the use of the axe to clear his own land by sparing a few days, and he can then devote his saving of wages towards the purchase of stock for his farm. The cultivation by the axe instead of the plough will and must be strange to a man wedded to the latter by long habit, but if we consider a moment, we shall see that it is the more economical by far, and wonder the less at the American propensity, for in the eastern states there are persons with whom it is a trade, and it is wonderful to see how quickly they will level the giants of the forest.

Take the cost of an acre of land, bought in fee simple, at	1	0	0
The clearing it fit for the harrow	4	10	0
The cropping, independent of seed	0	10	0
	£6	0	0

Here we have an acre of land, bought in free and common soccage, cropped, and capable of giving two succeeding crops without manure, for six pounds currency, or rather less than five pounds sterling. Compare this with the cost of *cropping alone* in England, to say nothing of the land and the comparison of produce, I have little doubt will do no discredit to the cultivation by the axe. As the face of the country becomes more cleared, and the agricultural portion of the community is enabled to apply science

to that occupation, machinery for various uses connected with the farm will be introduced, and no country in the world can be better adapted for it, for one can scarcely travel two miles in any direction without crossing a stream, affording what the Americans call an hydraulic privilege; already machines for various purposes are being imported from Maine, where they are manufactured in large quantities, and this leads me to speak of the re-acting water-wheel, an improvement on that of Dr. Barker, which for simplicity, efficiency, and cheapness, is admirably adapted for the country, and as it acts at any depth below the surface, it is enabled to perform all the requisite purposes of a prime mover during winter, when the surface is frozen. They are now extensively applied to both saw and grist mills. Fifty years since, the first settlers arrived, driven from their exiled houses by the American revolution, fifty years hence what will New Brunswick be? The prospect is most cheering.

The breed of horses in New Brunswick is generally good, they perform journeys and do work which requires them to be hardy, strong, and active. The Agricultural Society, established by Sir Howard Douglass, imported some nearly thorough-bred horses, and from them and the stock of "Wildair," imported by the late Chief Justice Saunders, have the present breed proceeded. The modes of travelling are by steam-boats, small light four-wheeled carriages, called "waggon," and on horse-back during summer, and in sled, sleigh, or carriage, during winter, the latter are all different sorts of carriages placed on runners, instead of wheels, shod with iron or steel, and vary according to the taste or means of the owner; the better kinds are all lined or trimmed with the warm skins of the bear or buffalo, and are comfortable and delightful conveyances; the horses are gaily caparisoned, and as by law they are all required to carry bells, these, when properly chosen, create a sound by no means unmusical. The inhabitants are all very fond of sleighing, which forms one of the principal winter amusements. Skaiting is also much practised, much more safely than in England, the ice being thick and strong.

There is a great variety of birds in the summer, principally migratory; the plumage of several species is splendid in the extreme, but few have any notes pleasing to the ear. Woodcocks, snipe, grouse, duck, teal, pigeons, &c., are met with, but few except the military have time for shooting; those who do "go gunning,"

as they express it, shoot for the pot, and never think of firing except at a standing mark.

Fishing is a sport more generally attended to, and the success is generally excellent: salmon, trout, bass, perch, smelt, eel, sucker, a species of carp, are taken by the fly or bait, while the net supplies abundance of herring, allwife, shad, &c. In winter, fish are caught in great abundance by scoop nets under the ice, among which is the cusk, a fish I have never met with elsewhere; it resembles an eel's body with a cat's head, and when in season, is deservedly prized as delicious food. The sea washing the shores of New Brunswick teems with inexhaustible supplies of fish. It is singular that the trawl has never been properly tried, particularly off St. John, where the ground is peculiarly adapted for its use; but the division of labour is not yet properly understood; and while every man does every thing, objects, in themselves sufficient to afford employment and support to thousands, are consequently suffered to remain unattended to.

The only wild animals that are mischievous are bears and foxes, if we except rats and mice, which are every where to be met with, and are quite as destructive as elsewhere. The foxes are very apt to intrude themselves in an unwelcome manner into the farmer's hen roost, and a good fat sheep comes not amiss to Mr. Bruin, who, in that case often returns on the next night, and gets shot for his trouble. Forty shillings per head is given by the legislature as a premium for their extirpation, which, in addition to the intrinsic value of the skin, operates strongly in causing their decrease. There are no wolves, which is singular, as the rein-deer, on whom they constantly attend, to the north are numerous.

To a traveller in New Brunswick, the mode of cookery at the taverns is any thing but pleasant or agreeable, particularly in summer, when, if he gets salt pork, eggs, and potatoes, at the first house he stops at, he may expect ditto at every succeeding one on the road. The pork is always fried, and sent to table swimming in its own grease, often rank, and always disgusting to look at; but the eggs he is sure of, and the potatoes are not excelled, if equalled in any part of the world. Butter he will generally find good, and some preserve of raspberries or cranberries is certain to crown the feast. Tea will be his beverage morning, noon, and night. Every farm-house has tea at every meal, and this is the great and constant complaint of the English "I dont mind the work," say they, "only

give me beer ;" in default of which they go to rum ; it is unfortunately too cheap. It requires a man of strong mind, when he begins the use of spirits, not to mix too strong grog—gradually the rum increases, the water decreases. Dram drinking, with all the train of "gall bursters," "liver lifters," "cobweb cleaners," "antifogmatics," and other quaint designations of American philology, enfeeble his body and deprave his mind ; and though temperance societies have done much good in the improvement of the moral condition of the community, I think a wholesome beverage would be productive of great comfort to the labourer, while it would promote the interest of the agriculturist. For in a country where barley is a certain crop (I need only say that Sir A. Campbell raised seventy bushels from an acre last year,) and hops are indigenous, it is wonderful that beer has not been made in greater quantities. Two years since a Scotchman established himself in St. John, and began brewing Alloa ale. The demand is so great that he can scarcely meet it, and he consequently charges a high price for what he produces ; but this is not what is wanted—a strong intoxicating liquor is not the desideratum ; it is a wholesome draught of table beer that the working man requires, and without which the English labourer cannot, or what amounts to the same thing, fancies he cannot, work. This is one of the principal reasons why the greatest number of emigrants are Irish, on whom the effects of rum, though detrimental, are less so than on those unaccustomed to the use of spirits ; and it is not a little singular that though there are yearly importations, and those from the most disturbed districts of Ireland, where the very parties themselves have been guilty of the greatest atrocities, there is an almost total absence of crime in the province ; the few petty thefts that have been committed, I am sorry to be compelled to say, have been almost invariably traced to the English emigrants, who, in general, have been so much petted and taken care of at home, that they are comparatively unfitted to be thrown on their own resources, and linger about the town till their last shilling is expended, instead of setting instantly and determinedly out in quest of work—where labour is at a premium no man has a right to be idle, and if he be so, the fault rests with himself.

Education, proportioned to the station of life, is attainable by all. The legislature grants a sum of money annually to each school-master who brings testimonials of having performed his duty to the satisfaction of any particular parish or district, the inhabitants being

expected to contribute a like sum, and the common arrangement is for the school-master to take up his residence with a substantial farmer, who finds him his board, which "*he takes out*" in schooling his young family. In Fredericton and St. John, are excellent grammar schools, where the rudiments, the classics, and mathematics, are taught by able and well qualified masters; while those who are desirous of a more finished education, can obtain it, with every necessary degree, at the King's College of Fredericton, the professors of the several branches being talented men selected for the purpose from the Universities, on the plan of which the studies are conducted. More professors are to be added this year, and the plan of education enlarged.

Besides these, seminaries for the education of the youth of the different persuasions are springing up in every direction; a fine building is in process of completion at Fredericton by the Baptists, and another near Oromocto, about twelve miles below. The impetus given to every kind of improvement, by the establishment of well-conducted banks, is astonishing. From having one with means quite inadequate to the business of St. John, and another at St. Andrews still more so, there has been established, within a twelvemonth, a bank with a royal charter, and a capital of £200,000 at St. Johns, and a small one with £15,000 at Fredericton; even with these the business requires more circulating medium, and both must increase their capital to meet the demand for their paper. When we look at the great and increasing trade of the province, and consider *that besides the square timber, the deals exported from St. John alone reached this year to 100,000,000 feet*; that there are on the waters of the St. John about seventy-five sawmills, on the average worth £2000 a-piece; that these form but a small portion of the sawmill establishments of the province; that individuals and companies are daily going into mill speculations, to an unprecedented amount on the Tobique, where one individual alone has purchased from Government, lands to the amount of £50,000, pledging himself to erect within three years eleven establishments, at a cost of certainly not less than £2000 a-piece more. When we look at the grand falls of the St. John, where Sir J. Caldwell is putting up machinery on a scale hitherto unknown in the province, and moreover at the falls of the City of St. John, where similar erections are in operation. When we consider also that the Houses of Cunard and Rankin have establishments at Miramichi, Richibucto, Bathurst and Dalhousie, which must

employ from £250,000 to £300,000 capital ; that the merchants of Magaguadavic, St. Andrews, and St. Stephens, are all carrying on, with similar spirit, and nearly if not quite on as extensive a scale, we may be satisfied that the want of a bank was a serious evil, and that double the present capitals of all the banks might be advantageously employed. Nor is the timber trade alone the only one prosecuted with spirit and success ; shipbuilding has been, and is still going on to a great extent. The models of some, recently finished, are beautiful, the workmanship substantial, and unlike those formerly built for the timber trade alone, they are well adapted for any trade in the world. The whalers, fitted out from St. John, have been eminently successful ; a Mechanic's Whaling Company has been formed there, the members of which club their earnings to fit out vessels for the whale fishery, and thus are doubly industrious. The shipbuilding has given rise to a demand for African oak, and other timber not found in the province, and two founderies for shipbuilding purposes have constant and full employment. The West India, the coast, and the United States' trade, are none of them inconsiderable, and the determination of the inhabitants of St. John, to build a suspension bridge over the harbour of St. John, so as to increase the facility of business, by affording space for wharfs and buildings on the opposite side to the city, is evidence at once of their spirit, and the adequacy of their means. The bridge is estimated to cost £20,000.

Having now taken a cursory glance at the province at large, it becomes necessary to describe the main object of the present paper, viz. the tract of land now, after so many delays and obstructions, in possession of the company, the conveyance having been made by a deed under the Great Seal, and having described it, I shall proceed to show what has been done by the Company for the enhancement of its value, and then go on to say what in my opinion will tend most fully to recommend it to the notice of the public, so as to answer one avowed object of the formation of the Company, namely, the encouragement to Emigration.

The portion of territory enclosed by the boundaries laid down as those of the Company's Tract, comprises about 587,000 acres of land, extending in a north-east direction, fifty-five miles by about twenty, and on the south-east and south-west sides it abuts on lands granted to the original settlers, which lands front on the Nashwaak and St. John ; and as these are all occupied by persons

who yearly clear portions of their property, we derive the benefit of their labour, the climate evidently improving as the country becomes cleared of trees.

This district was selected with great care, the principal inducements to prefer it, being the knowledge that it was above the average fertility, and that rivers, emptying themselves into the Gulf of St. Lawrence and the Bay of Fundy, that is, in other words, running to the eastern and southern shores of the province, intersected it in every direction. The heads of these rivers were known to traverse districts covered with groves of the finest pine, and spruce timber, while the upland and intervale supported a growth of birch, elm, maple, and other woods, very valuable for the use of the settler in a variety of ways, or marketable at a remunerating price, if sold for exportation. The absence of fogs was another reason for its being chosen, as it was well known that the climate of New Brunswick was proverbial for its salubrity; the endemics and epidemics of Upper Canada and the United States being unknown. This land on being reserved by government for the Company, was not altogether in a wilderness state, a settlement having been made by some Welchmen, from Cardigan, who landed some years since, destitute and miserable; the inhabitants, by subscription, sent them off to the spot selected for their location, where, with no road, and nothing beyond the bare necessities of life, principally salt fish and potatoes, they struggled on, still making improvements, till the opening of the Royal Road brought them virtually close to the Town of Fredericton, and has rendered their property very valuable. The whole settlement consists of ninety lots, and contains about twenty thousand acres. There were, besides, a few grants to individuals, made previous to the treaty being concluded with the crown, and some of them—that of Mr. Fleetwood in particular, are of great value.

The first operation undertaken by the Company, for the improvement of the tract, was that of opening a road through such a portion of it as it was considered would tend in the best manner to promote settlement; and as a property was at that time purchased from the Messrs. Cunard, on the south-west of Miramichi, the course of the road was directed parallel to the Cardigan Settlement, along the ridge of elevated land in rear of the Nashwaak grants, and nearly equi-distant from both, till the river Nashwaak, which bends north-west, after having run about twenty-five miles due north,

was intersected. The exploration of this line proved its adaptation for the purpose; and by a singular coincidence, the point where the river was intersected was found to possess every requisite for forming the site of a town, and a "fall," capable of affording power for a saw-mill, that great requisite and indispensable assistant in the formation of one, close to it. This point ascertained, the course of the exploring party was directed towards Porter's Brook, the property recently purchased; and as every facility offered itself for a road in that direction, it was determined to establish a town at the intersection of the Nashwaak, to be called Stanley; and to lay out another at or near Porter's Brook, to bear the name of the Governor, Sir A. Campbell, and to unite the two by a road running from the nearest available point on the already formed Royal Road. Here the difficulties began. The orders for commencing operations arrived late—contracts had to be made for effecting them, and the persons in and about Fredericton were unwilling to undertake them, except at an exorbitant rate, the lowest tender given in for the road being £270 per mile. At that time the bank of St. John was the only one in operation, the directors of which restricted their discounts so as to make bills on England of comparatively little value—the Truck System was in full play. I was ordered to get money for payment of the works from the Messrs. Cunard, at Miramichi, whose Nova Scotia Bank paper was at a discount of seven and a half per cent.; determined not to be prevented from carrying the objects, to which my attention was directed, into effect, I sent into the different markets to ascertain the best mode of obtaining the provisions, with which it was necessary to furnish contractors with their prices, and offered to take a given quantity, from the merchant who would guarantee their quality, at the lowest rate. Ratchford and Lugrin, of St. John, were the parties who made the lowest tender, and from them I purchased what was required. I also found that an agent of an American bill broking-house was established at St. John, who would give the best price for English bills, and pay for them either in hard dollars, or New Brunswick money; to him therefore I applied, and sold bills on the Acting Director, sufficient to commence with. Those giving in tenders not appearing likely to come to their senses, Messrs. Hansard and Power, two gentlemen lately settled, though unaccustomed to the work, stepped forward and closed with my offer of taking the first eight miles of the explored line for £60 per mile, to cut out, stump, and

root. Several others then followed on the same terms; a contractor for bridges applied; another for the sawmill at Stanley; and others for making clearings both on the line of road and in the vicinity of the mill. Between Stanley and Campbell, two parties were set to work with the intention of meeting; clearings were making along this line for the purpose of putting up houses, when the orders arrived to desist, which for that season was done, on the road between Stanley and Campbell no more than about ten miles being then cut out. For the mode of road making, see my report to Sir A. Campbell.

The bridges, meanwhile, were proceeding between the Royal Road and Stanley, and a party was employed at that place clearing about seventy acres, close to the mill on both sides, for the double purpose of clearing the land, and preventing danger from fire. The dam of the river was also getting rapidly forward, and the frame of the intended sawmill was being hewn and prepared. The most eligible logs were retained in clearing the land, and houses built to shelter and accommodate the workmen. The damming of the rapid river Nashwaak was a task of no ordinary difficulty, and required the exertions of every spare hand to effect it, and I saw that it would be in danger from the freshet, if every expedition was not used in its construction. The whole of the cattle, therefore, that were not absolutely required on the farm at Campbell, were brought on to Stanley till the dam was finished, and the event proved that it was wise to do so, as the flood came on the very day of its completion, and would have swept it, with all the mill frame, &c., down the river, to the loss of the whole, had not the extra force been put on to it.

In conducting these operations, there were six parties to be kept constantly supplied with provisions, which had to be conveyed from twenty to thirty miles, either over a trackless forest, or against the stream of the Nashwaak, which that season was so remarkably low, that it was often impracticable to navigate with heavy loaded scows, and I was frequently driven to the greatest extremity to effect it. Each of these parties also required advances to be made, in proportion to their work, as it is not possible to find contractors able to undertake a job without doing so. All this required the most guarded watchfulness to prevent any of the parties standing still, or being exposed to want; and when I say that every one of the men engaged would take no orders but from myself, and would take double the requisite time to explain himself, I only say what is the

fact; and it will afford another proof of the incessant attention requisite on my part. Add to which, I heard that persons were taking advantage of the state of the Company's property, being neither vested in them, nor considered any longer the property of the crown, to pilfer the pine timber in several directions; and I therefore found it necessary to apply to the governor for protection. He very kindly agreed to the remedy I pointed out, and appointed me, through the Crown Land Office, a deputy commissioner of crown lands; with power to seize any timber cut without license on the tract; to hand over the same to the crown, with the understanding that it should be refunded. When the depredators found this, they came to me for leave to cut timber in particular places, and I received the tonnage (double that paid to the crown), which I carried to the timber account. The line of road has been levelled through to the Taxis; and the heights above the St. John, at Fredericton, where the rise and fall of the tide is eighteen inches, are shown in the accompanying sketch.

The house I occupied, was a rented one; and as it was cold and most miserably uncomfortable and inconvenient, I recommended to the court the purchase of a property on the Stanley side of Fredericton, opposite to it, and rented the house till the pleasure of the court should be known. Its situation is advantageous for the Company's purpose, and when finished, the house will be commodious, with the advantage of offices and store-houses, sufficient for the requisite goods that must be placed in safe deposit. The buildings were, mean while, going on at Campbell; and at the close of the season, there were three log-houses, a blacksmith's shop, and the tavern built at Stanley, the mill frame up, and it had sawn boards enough to cover it, and to plank the houses, before it ceased working. During the winter, parties were employed in procuring logs for the sawing of the ensuing seasons; some by contract, some by hired men, to ascertain the cheapest plan—those by contract were put in at 17s. 6d. per thousand; those by our own people about the same. Hay, provisions, and supplies, sufficient to last till the summer, were conveyed on the Nashwaak river, and deposited at the store at Stanley. With the opening spring of 1835, the operations were renewed, and parties formed for the completion of the Stanley Road, the cutting out of the Campbell Road, the completion of the bridges, for clearings in and about Stanley and Campbell, and for buying off and cropping such portions as were cut down last

attention
persons were
erty, being
property of
ons; and I
protection.
appointed
missioner of
out license
the under-
tators found
ular places,
wn), which
een levelled
t. John, at
teen inches,

it was cold
t, I recom-
the Stanley
house till the
on is advan-
d, the house
store-houses,
safe deposit.
; and at the
smith's shop,
it had sawn
ore it ceased
in procuring
contract, some
contract were
ple about the
last till the
deposited at
5, the opera-
tion of the
e completion
campbell, and
cut down las

summer; others were employed in cutting down about 120 acres on the town plot of Stanley, while in the leaf; and as occasions served, according to the state of the river, in blasting and removing the rocks that impeded the navigation of the Nashwaak, taking advantage of the rise of water to run rafts of deals, as they were sawn, to the mouth, where they were shipped off to Mr. Thurgar for sale at St. John. The frames of six houses were put up on the clear portions of the Stanley Town plot, the tavern finished, a flour-mill built in anticipation of the arrival of some stones from England, and machinery erected for driving circular saws; besides which, a house was built for the mill man, one for the blacksmith, a sort of barrack for the accommodation of the workmen, and two others, so as to use the refuse and unmarketable boards sawn by the mill to advantage. A large barn, for receiving the crop, was also erected near the tavern, in order to combine the advantage of stabling for cattle, as is the practice of the country. Persons were also engaged in completing the log-houses along the finished road, and in quarrying and preparing stone for chimneys.

In the meantime the Messrs. Palmer and Fulcher arrived, and arrangements were instantly required to be made for their accommodation; fifty acres for the former, and ten for the latter were chopped, and prepared for burning; a log-house for the latter built, and a frame for the former prepared, and sawn by the mill; the boards also sawn and hauled to the spot, on the town plot of Stanley, selected by them for its position. The frame was raised and covered in on the 30th of October, a good cellar having been excavated and built before the frost set in. In the latter part of the season, my attention was directed to the provision for the ensuing year; provisions for men, and provender for cattle were purchased in time to be stored at St. Mary's and Campbell before the close of navigation, and horses and oxen, sufficient to complete the logging parties, were bought and secured at the most economical time. The mill contractor having offered to build a double saw-mill at Stanley for £200 money, and £600 worth of sawn timber from the first produce of the mill, I closed with his offer, and he is now engaged in its erection. The average rate of sawing of the single saw at Stanley, was 35,000 per week, which at St. John is worth £8 on the average; so that deducting three-fourths for expense of sawing and getting logs, and driving to market, the other fourth ought to be clear gain.

At Campbell, Mr. Duncan gives a favourable report of the farming, which may be expected to be still more so next season ; so that, on the whole, we may now consider ourselves in a fair way for accommodating almost any number of emigrants who choose to purchase lands in the Company's tract. The expenses, it is true, have been considerable ; but what would have been said by the stockholders, if nothing had been done ? And though we went into these expenses, relying on the faith of government, experience has shown us, that however tardily it has arrived, justice has been rendered us. We are purchasers at a lower rate, and on better terms, than any persons have ever been before us in New Brunswick ; and are now prepared to proceed with the ultimate objects of the association. We have a road connecting the principal stations of the property, with clearings and log-houses at convenient distances ; about 500 acres, including the Campbell farm, of cleared land ; sixteen houses, a double and single saw-mill, and a flour-mill, of appropriate construction, at Stanley ; a single saw and grist mill, blacksmith's shop, and equivalent to ten houses at Campbell ; a farm, with a large quantity of stock, tools, and implements, and an establishment at Fredericton, convenient as a place of deposit for the baggage of emigrants.

The great expense of purchasing and procuring provisions, and provender will be avoided by the produce of the two farms, which, if properly conducted, will supply abundance for both sides of the tract, and to furnish, besides, stock of a superior description, to the emigrants who may require them.

The expenses of these operations may *roughly* be stated as follows :—the particulars will appear in the accounts (see Report No. 2).

Purchase of Lands	£1230	0	0
Campbell, say	8000	0	0
Stanley Town	3700	0	0
Mill, Dam, and Piers	2200	0	0
Road from Gibbs to Stanley	2500	0	0
Stanley to Campbell	1700	0	0
Clearing Land	400	0	0
Salaries, Office, Travelling, and other expenses	2400	0	0
Tavern and other houses	1600	0	0
Stores and Provisions on hand	2500	0	0
	£26,330	0	0

The next season's operations will of course much depend on the prospect or certainty of obtaining emigrants ; means should be forthwith taken to make the objects and intentions of the Company known by advertisements, and, if necessary, by personal communication. The expenses of next year, to the stock-holders, will be trifling, the principal objects of attention will be the completion of the Campbell-road, the burning off of the already chopped portions of land, and some expense in clearing the Nashwaak, for more effectually running the rafts without injury. If emigrants go out they can be profitably employed on the Campbell Road.

I have the honour to be,

GENTLEMEN,

Your obedient Servant,

E. N. KENDALL.

EXTRACTS FROM REPORT.—No. 2.

At the Second Annual General Court of Proprietors of the New Brunswick and Nova Scotia Land Company, held on Thursday, the 10th day of March, 1836, at the London Tavern, Bishopsgate Street, pursuant to the Provisions of the Company's Charter and Act of Parliament,

EDWARD BLOUNT, Esq. Governor, in the Chair :

THE Directors have to state, with regret proportioned to their previous exertions, that the Company's success in Emigration and Settlement in the season of 1835 has not been so considerable as they were inclined to anticipate. This result was caused, first, by the state of the Company's title, both as to the conveyance and survey, the delays attending which, and the nature of them, were well known in the Province, and produced an effect accordingly ; and secondly, by the diminished scale of emigration, particularly from England and Scotland.

The expenditure upon the grant this year will consist of the completion of the Company's road,—of that required for the purchase and shipment of stores and supplies here and in the Province (which are in substance portions of the contract prices paid for work),—and of the payment of salaries, agencies, and superintendants in England and New Brunswick ; added to which will be a further portion of the instalments due to Government. The Directors believe that the heaviest portion of the outlay required on the Company's Grant, at least of that connected with the present line of road, and with the buildings and clearings made or to be effected thereon, has already been provided for.

Referring to the known increase of business within the Province, to the expected increase of settlement by emigrants, or by persons residing, and particularly to the increase of the provincial revenues, the public in the Province, as well as this Company, may look with confidence to the Provincial Legislature for proportionately liberal grants of money for the purposes of public improvements, the necessity of which is demonstrated from time to time by the increasing settlement. Whether any such grants shall be expended upon those portions of the Province granted in 1834 and 1835, or whether any part shall be laid out in aid of the roads now in course of execution by this Company, or in extension of them,—whether in fact the expenditures be regulated by a spirit more or less public or local, the Proprietors of this Company cannot fail to observe that any further impulse communicated to the Province must, after no long time, re-act favourably on the central territory possessed by this Company.

With regard to the large sums which the New Brunswick Company are now annually paying into the hands of His Majesty's Government, for portions of the territory of the Province, the Directors trust that Government will at length see the expediency and justice of expending the sums of money, received for sales of land, upon roads or other public improvements within the Province, more particularly upon the completion of the royal road from Fredericton to the Falls of the River St. John.

The Directors are convinced that this Company has acquired a right (not perhaps by the precise terms of the written contract, but by the verbal communications which accompanied the framing of it, and still more by the spirit of the Company's proceedings since they assumed the management of the tract) to call upon His Majesty's

Government to prosecute, with a vigour and determination equal to the earnest zeal and exertions of this Company, the Government-roads and improvements, plans of which were understood to have been nearly matured while the treaty for the purchase of the Company's grant was forming in February, 1832.

Referring once more to the subject of Emigration, to the Company's prospects for the future, and to the sales of land which may be expected, either to settlers from Great Britain or to persons already resident in the Province, the Directors feel that it is impossible for them, on the present occasion, to separate the reflections which arise upon these points from a consideration of the somewhat extraordinary present state of the country in which the Company's property is situated.

The Province of New Brunswick was united to that of Nova Scotia until the year 1785, when it was erected into a separate government; almost unknown in England until the memorable fire of 1825 in the district of Miramichi, it was long believed to be a part of Lower Canada; until the close of 1834 it had received but little attention from the British public, and had been almost as unduly estimated in the United States as in Europe. Becoming more known, from the large supplies of timber which this Province has furnished of late years, by its extending trade in ship-building, and by the increasing population and importance more particularly of the town and port of St. John, it was not until the summer of 1835 that the general business of the Province began to assume an activity which had never before been witnessed.

Independently of the ordinary transactions of the Land Company, the Directors have been under the necessity of maintaining an active correspondence with His Majesty's Colonial Department.

It is with feelings of great satisfaction, far exceeding those inspired by the further and emphatic guarantees which they have received, that the Directors are at length enabled to announce to the Proprietors that the question of the Company's right to a full and complete survey of the lands, together with the definition of all the lines by which the Company's property is separated from those of other persons, and the Company's right also to a conveyance, including all mines and minerals (except gold and silver, and a remainder of coal), have at length been set at rest by two letters received from His Majesty's Secretary of State for the Colonies. In the first, his Lordship, after a consideration which evinces a

lengthened and patient attention to the subject of the Company's representations, states that the faith and honour of His Majesty's Government are distinctly pledged, under contract, to a full and complete survey, and also to a conveyance, including the mineral rights. In the second, his Lordship, advertent to the fact that the conveyance had already passed the Great Seal of the Province, with the omissions complained of, requests that the Company will prepare for the approval of the Colonial Department the separate instrument by which the mines and minerals shall be vested in the New Brunswick Company.

The Directors having considered that the revival of the office of Acting Director would involve some inconveniences not redeemed by the advantages which the Company had derived from the late Mr. Bainbridge's situation, they determined that the greater portion of the active duties connected with the management of the Company's office and correspondence in London should for the future devolve upon a Secretary. They have accordingly appointed Mr. WILLIAM DUGUID to the post of Secretary, under the usual securities.

Vacancies having occurred in the Court of Directors by the decease of the late JOHN BAINBRIDGE, Esq. and by the retirement of others, and an Auditor also by rotation, the following were elected, viz. THOMAS BUTTS, Esq. PHILIP GOWAN, Esq. GEORGE HENRY HOOPER, Esq. AMBROSE HUMPHRYS, Esq. JOHN MOXON, Esq. NEWMAN SMITH, Esq. Directors; and JOHN HENRY BARLOW, Esq. Auditor.

RESOLUTIONS:

1. That the report of the Directors which has been just read, together with the accounts annexed of receipt and expenditure, be received and adopted.
2. That sufficient extracts from the Report, at the discretion of the Directors, together with the balance-sheet of the annual accounts, be printed, and a copy thereof be sent to each Stockholder.
3. That the Directors be requested to take the earliest occasion which they may think expedient, after this meeting, of communicating with His Majesty's Colonial Department, in order to represent that, at the time the contract was in treaty between Government and the New Bruns-

wick Company for the purchase of their tract of land, the provisional Directors received assurances that plans were under the consideration of Government for the construction of important lines of road, some of which (especially that from Fredericton to the Falls of the River St. John) would pass through the Company's lands, portions of which were especially reserved for that purpose :

To represent that this Company has already acted with a spirit not expressed in their contract with the Crown, by making a turnpike-road, now in course of completion, at an expense which, upon the whole, will exceed £500,000:

To impress upon His Majesty's Government the expediency of devoting the sums received by Government, for sales of land in New Brunswick, to an expenditure upon public improvements within the Province :

To impress also upon Government the justice, either of constructing during the present season the important lines of road, the plans of which are understood to have been matured while the contract for the purchase of land was pending between Government and the Company, or of abating so much of the instalments due to Government, as will enable this Company to carry the same into effect.

4. That the thanks of this Meeting be given to E. N. KENDALL, Esq. the Chief Commissioner, for the zeal and ability displayed by him in the performance of his arduous and important duties.
5. That the thanks of this Meeting be given to EDWARD BLOUNT, Esq. for his able conduct in the Chair.

The New Brunswick and Nova Scotia Land Company, from 31st Dec. 1834, to 31st Dec. 1835.

Dr.		Cr.	
	£. s. d.		£. s. d.
To Balance of Cash at Messrs. Williams and Co.	2,414 6 7	By Land Account, paid Third Instalment to H. M. Government	7,031 5 0
To Balance of Cash at Messrs. Wright and Co.	344 10 0	By Colonial Charges paid:	
To Amounts received on account of various Calls on the Capital Stock	18,995 10 0	E. N. Kendall's Salary to 30th June ..	850 0 0
To Cash per Rev. Dr. Palmer	400 0 0	Andrew Duncan do.	104 0 0
		Advance to three Settlers	27 0 0
		Invoice of Stores shipped to New Brunswick	997 7 10
		E. N. Kendall's Drafts from ditto, for Roads, Clearing, and Buildings.....	9,476 1 8
		By London Charges paid:	11,454 9 6
		John Bainbridge, Salary and Allowance to 30th June.....	525 0 0
		Andrew Duncan, travelling Expenses to Scotland.....	30 0 0
		Nathaniel Hooper, Balance of Law Bill	505 15 7
		Sextant	18 0 0
		Town and Provincial Advertisements	54 9 4
		Maps of Nova Scotia and the United States	4 17 0
		Engraving, Maps, and Printing.....	135 2 8
		Corporation Seal, &c.	28 3 6
		Passage of four Boys to New Brunswick	18 10 0
		Postages to 31st December, 1834	21 6 7
			1,341 4 8
		By Discount allowed on 5th and 6th Instalments, at 4 per cent. per annum	11 7 8
		By Cash, Balance at Messrs. Williams & Co. 1,410 9 9	
		Messrs. Wright & Co. 905 10 0	
			2,315 19 9
			£22,154 6 7

Examined and approved, London, 31st Dec. 1835.

(Signed)
BARTHOLOMEW JEFFERY,
WILLIAM NEWTON,
GEORGE PALMER, } AUDITORS.

£22,154 6 7

2
1

REPORT on the State and Condition of the Portion of the Province of New Brunswick, purchased from Government by the New Brunswick and Nova Scotia Land Company.

THE tract of land here alluded to may be described as comprising the height separating the rivers which flow into the Gulf of St. Lawrence from those which discharge themselves into the Bay of Fundy. The consideration that a means would thereby be afforded of conveying the produce of such lands as might be cultivated both ways to market, mainly guided the choice of this territory for the site of the Company's operations; and another very important reason for the selection was the knowledge that, by having the command of the communication to the sea-coast both ways, persons who might emigrate from Great Britain would have as rapid access as possible to the place of their future habitation, and avoid many of those difficulties that the first settler has to encounter in many cases between the time of his disembarkation and that of his reaching what is to constitute his future home. A single glance at the map will show the very great advantages this tract must derive from the extraordinary manner in which it is traversed in all directions by rivers, whose waters are extremely pure, and navigable for the ordinary conveyances of the country, namely, scows or barges, batteaux and canoes: they all contain fish, and afford abundant mill-sites and water power for every requisite purpose: the soil also is above the average of the Province, particularly between the two principal stations chosen by the Company—Stanley and Campbell; and nothing, save the introduction of population and industry, is wanting to establish it as a flourishing and fertile settlement. It is with this view that roads (1) have been opened during the past seasons uniting these places, and establishing a communication by their means between the Miramichi at the Company's establish-

(1) Estimated cost, including Bridges, at £150 per mile on £4,800.

Actual Outlay, Stanley-road Bridges	1,879	9	8
Campbell-road Bridges	1,261	10	0
	3,140	19	8
	4,800	0	0

I think £1,200 will be sufficient for the purpose.

£1,660 0 0

Dr.		Cr.	
To Balance of Cash at Messrs. Williams		The New Brunswick and Nova Scotia Land Company, from 31st Dec. 1834, to 31st Dec. 1835.	
2	114	£.	s. d.
6	7	£.	s. d.
By Land Account, paid Third Instalment		£.	s. d.
to H. M. Government		7,031	5 0
By Colonial Charges paid:			

ment on its borders and the St. John at Fredericton, which is the seat of Government of the Province. The direction of the first $15\frac{3}{4}$ miles is parallel to and nearly equidistant from the Nashwaak and Cardigan settlements, which were established previous to the Company's purchase; and the second 16 miles is about north-east to the Miramichi, parallel to the old-established portage-road, at an average distance of about 3 miles.

It is proposed that the settlement of the first emigrants from Great Britain shall be formed on lands fronting on these roads, and mills for the accommodation of settlers have been erected, in order that every possible facility may be rendered to those who establish themselves on the Company's lands; these will also afford profitable employment to the emigrants during the winter, by the market that will be created for logs, which can then be conveyed on the snow, at a time when most other occupations will be put a stop to by the season. The road is about $15\frac{3}{4}$ miles from the point where it leaves the royal road to Stanley, and $16\frac{1}{2}$ from thence to Campbell. Its breadth is about 60 feet, and the rivers it intersects are all bridged in a firm and substantial manner. The portion between Fredericton and Stanley is finished; that between Stanley and Campbell is cleared of wood, and the bridges are built, leaving the turnpiking to be done this summer, when houses will be built (as has been done on the former part) at convenient distances, for the accommodation of the traveller. Farm lots of 100 acres each have been laid off on each side of the roads, and at each of the mile-trees a clearing of 20 acres, with 4 log houses, will be erected, so that the families of four settlers may combine for mutual assistance. A considerable quantity of land has been cleared, both in the immediate proximity of the Company's stations, and also in detached portions of from 4 to 8 acres each along the line of road; a large quantity has also been chopped during this winter, in preparation for burning off and cropping in the spring, as soon as the snow leaves the ground.

Having just returned from the counties of Northumberland, Haddington, and Edinburgh, I have much pleasure in stating that there will be a very considerable emigration of, principally, farmers from those quarters to the Company's lands this season; and those whom I have seen and conversed with are the best adapted for settlers, being persons of industrious habits, and accompanied by their wives and families and friends. I consider that there are fully as

many as we can find room for this season ; and I receive assurances that, if favourable reports were transmitted by these people, there would be a great increase in subsequent years. The finishing of the Campbell road, and the cropping of such portions of land as are already cleared, will employ those of the emigrants who may be disposed to labour in the Company's employ, on their immediate arrival in the Province. I also anticipate considerable sales in the Province. The buildings along the road affording accommodation to travellers are as follow :

1st. An Inn, built by a gentleman named Thornhill, of Huntingdon, on a property purchased by him last year, close to the spot whence the Stanley road diverges from the Royal road, so as to take advantage of the travelling on both.

2d. A Log-building with 5 acres cleared of $1\frac{3}{4}$ miles from the commencement of the Stanley road, occupied by a man placed there for the purpose, whose business it is to supply travellers, and who pays a sort of rent by labour in clearing some of the adjoining land.

3d. A Log-building, similarly occupied on the first or south branch of the Cleuristic stream, at the sixth mile-tree, intended to form a settlement for four families.

4th. A Log-building on the north branch of the Cleuristic stream, on which a man has been placed in a similar manner to the rest : between these last, 8 acres have been placed in a situation for a crop this summer.

5th. At the Tay north branch, a double Log-building and stable, occupied by a family who are all able choppers, having been employed all last year on the roads and clearings.

Two choppings have been made at intervening spaces of 8 acres each, between the last mentioned and the town plot of Stanley. Between Stanley and Campbell there are about 100 acres chopped in detached places of from 4 to 10 acres each, in preparation for crop this season.

In the town-plot of Stanley (2) the buildings consist of, the Inn, containing 14 rooms, and capable of accommodating families well and comfortably ; the Storehouse, a large and roomy building yet unfinished, but will be by the time I return ; the Men's house, a large house of two stories, capable of dining 100 men, the sleeping-

(2) Stanley Buildings	£960	1	10
Saw-mill.....	£1,843	16	4
Grist-mill	£446	17	8

room being above ; six Frame houses, built on six town lots, partly finished, to be sold with the town lots, or let to tradesmen (mostly applied for) ; the House occupied by the lessee of the mill, 50 by 30 feet, built of logs, and finished by the Mill-man at his own expense, as rent for two years ; the Blacksmith's house, and the Mill-contractor's house, are small, being 20 by 20 feet, occupied by them : there is also a House occupied by the Clerk and Store-keeper, at some little distance from the others. Besides these, there are, the single Saw-mill, which has been in constant employment since its erection ; the Flour-mill, and a double Saw-mill, nearly finished, which will have commenced sawing by this time ; a Blacksmith's shop, a Carpenter's shop, and two Barns and sets of Stables for cattle.

The buildings at Campbell (3) are, 4 double Houses, 60 by 30 feet ; 1 Store-house ; 1 House occupied by the Superintendent ; 1 small Farm-house ; 1 single Saw-mill ; 1 Grist-mill.

The expense of the Improvements made may be roughly stated at £27,000 currency, or £24,300 sterling ; and may be divided as follows :

	£.	s.	d.
Roads and Bridges.....	3,140	19	8
Buildings, including Tavern, Store, &c.	960	1	10
Stanley and Campbell Towns.....	12,702	6	4
Surveying and clearing of Lands	444	9	4
Stationery and fitting of Office, Rent, &c.	536	7	6
Cattle purchased, and on hand	568	15	0
Supplies.....	661	16	0
		1,230	11 0
Lands purchased, and on hand		1,228	15 11
Paid to Company's Solicitor		129	10 9
Stores and Utensils on hand	1,861	18	11
Storage, freight, and carriage of ditto	626	11	7
		2,488	10 6
Grist and Saw-mill at Stanley.....	2,290	4	0
Salaries for Officers	909	0	4
Paid to Contractor, on account for double Saw-mill..	567	10	11
Travelling Expenses, &c.	202	4	9
Contingencies	170	0	0
		£27,000	12 10

Timber sold, 10,300 tons, at 3s.

Besides the Company's buildings at Stanley, there is a House and Out-buildings put up by the Messrs. Palmer, two young gentlemen who went out last summer, who have purchased 500 acres

(3) Purchase of the property, building the houses, and conducting the concern, is charged to Campbell establishment at £9,878 9s. 2d.

lots, partly
men (mostly
mill, 50 by
at his own
use, and the
et, occupied
and Store-
sides these,
tant employ-
le Saw-mill,
y this time ;
s and sets of

es, 60 by 30
ntendent ; 1

oughly stated
y be divided

£.	s.	d.
140	19	8
960	1	10
702	6	4
444	9	4
536	7	6

230	11	0
228	15	11
129	10	9

2,488	10	6
2,290	4	0
909	0	4
567	10	11
202	4	9
170	0	0

7,000 12 10

re is a House
wo young gen-
sed 500 acres

ducting the con-

at Stanley, and who have cleared 30, besides the town lots on which they reside. They are fine active young men, with sufficient energy and capital to make good settlers for the Company, and an advantageous speculation for themselves.

It is with great satisfaction that I mention that a communication has been received from the Society for the Propagation of the Gospel, offering £100 towards the erection of a Church at Stanley, and to pay half the endowment of a clergyman, provided that the Company would assist them by selling at a low rate 500 acres, to be appropriated as a part of the endowment for the clergyman's support. To-morrow I am to attend the Committee of the Society, to receive their further arrangements, and I trust that every liberality will be shown to the Society in furtherance of so extremely desirable an object.

I cannot close this Report without adverting to the attention and kindness I have uniformly received from His Excellency Major General Sir ARCHIBALD CAMPBELL, the Lieutenant Governor of the Province, from whom, in every instance, I have met with the greatest urbanity and friendly feeling ; and it is due to him to state, that in the unpleasant controversies that have arisen with the Government officers of the Province, he has always given the most impartial consideration to the claims and remonstrances which I found it my duty, respectfully but firmly, to make on behalf of the Company, and in maintenance of their rights and immunities.

E. N. KENDALL.